

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

YAT & C (PMU) Department - Tourism Promotion - Transfer of Assets to APTDC accrued under PPP Project in PMU wing of YAT & C Department - Orders - Issued.

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YOUTH ADVANCEMENT TOURISM AND CULTURE (PMU) DEPARTMENT
G.O.Rt.No.869 **Dated: 24-11-2012**
Read:
G.O.Ms.No. 84, YAT & C (Tourism) Department, Dated: 14-08-1998.

ORDER:

In the G.O. 1st read above, Government have issued orders entrusting monitoring of all tourism related projects to Project Monitoring Unit (PMU) in YAT & C (T&C Wing) Department with the Secretary to Government T&C as the Chief of the PMU. The objective of the Project Management Unit will be to implement the project as per Consultancy reports, appointment of Consultants, benchmarking bids with the help of Consultants, improve project quality at entry ensuring adequate and timely release of funds, removing operational impediments and monitoring physical and financial achievements of the project and mentioned the function of the Project Management Unit.

2. The YAT & C (PMU) Department has requested the Finance Department to permit YAT & C (PMU) Department to utilize the user charges accrued under Public Private Partnership (PPP) Project in PMU wing of YAT & C Department.

3. The Finance Department has advised to transfer PMU to APTDC along with assets and liabilities for effective and coordinated promotion of Tourism.

4. Government after careful examination of the matter hereby transfer of the assets of Tourism Projects Awarded / Commissioned/ Under Progress as on 31-10-2012 under Public Private Partnership (PPP) Mode in PMU wing of YAT & C Department to Andhra Pradesh Tourism Development Corporation Limited, Hyderabad for effective and coordinated promotion of Tourism, without other subjects at PMU wing in YAT & C Department. The list of projects along with Assets is enclosed at Annexure - A to this order.

5. The Vice Chairman & Managing Director, Andhra Pradesh Tourism Development Corporation Limited, Hyderabad and Escort Officer / Estate Officer, YAT & C (PMU) Department shall take necessary action in the matter.

6. This G.O. issues with the concurrence of Finance Department vide their U.O.No. 9160/228/A1/Expr.GAD-II/12, Dated: 10-10-2012.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

CHANDANA KHAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT (T)

To
The MD, APTDC, Hyderabad.
The Escort Officer / Estate Officer, YAT & C (PMU) Department

Copy to:

PS to Hon'ble Minister for Tourism.
PS to Special Chief Secretary to Government (T).
Finance (Expr.GAD II) Department.
YAT & C (PMU - Claims) Department.
Sf/SCs

//FORWARDED :: BY ORDER//

SECTION OFFICER

YAT & C (PMU) Department**ANNEXURE****G.O.Rt.No. 869, YAT & C (PMU) Department, Dated: 24-11-2012****STATEMENT OF ASSETS OF AWARDED / COMMISSIONED / UNDER PROGRESS OF PROJECTS AS ON 31.10.2012 UNDER PPP MODE ON BOT BASIS
THROUGH YAT & C (PMU) DEPARTMENT, GoAP.**

<i>Sl. No</i>	<i>Name of the Project and Place</i>	<i>Name of the Investor (entered into agreements with Govt.,)</i>	<i>Project Cost Rs. in Crores</i>	<i>Sy.No./ Extent of land</i>	<i>Rate per acre/ Sq. Yd. fixed at the time of award of the project</i>	<i>Lease / Joint Venture/ Lease Tenure</i>	<i>Award of project / Project Components / Date of commencement</i>	<i>Date of handed over of possession of the land</i>	<i>Due date for completion of project as per agreement</i>	<i>As on the date of handing over of assets to APTDC, the Status of the Project and pending issues as on 31-10-2012.</i>
<i>(1)</i>	<i>(2)</i>	<i>(3)</i>	<i>(4)</i>	<i>(5)</i>	<i>(6)</i>	<i>(7)</i>	<i>(8)</i>	<i>(9)</i>	<i>(10)</i>	<i>(11)</i>
<u>2000</u>										
1)	IMAX Theatre at NTR Gardens, Necklace Road, Khairatabad (V) Hyderabad.	M/s. Prasad Productions Pvt. Ltd.	61.00	T.S.No.5 Ward No.80 Block No.B 10,832 Sq.Yds. (2.23 Acs.)	Rs.11000/- per sq. yd. At the time of allotment of land	Lease / 33 years	GONo.194, dt.19.10.2000 IMAX-3D, Multiplex & 4 Screen, Food Courts, Shopping Arcade etc.	09-05-2001	08-05-2003 (24 months)	<u>Project commenced in -2003</u> ➤ The implementation of House Committee recommendations are pending due to pendency of SLP Civil No.2905 – 2906 of 2005 filed by Dr. G. Haragopal & others.
2)	Bay Park at Rushikonda, Endada, Visakhapatnam.	M/s. Indo American Hotels & Resort Pvt. Ltd	37.00	Sy.No.105/P & 19/P 50 Acres	Rs. 98000/- per acre	Lease / 33 years	GONo.215, dt. 4.11.2000 Sun Bathing, Aquarium, Super Courts, Swimming Pool, Circus Grounds, Meditation Centre, Cottages & Food Courts etc.	05-03-2001	04-03-2004 (36 months)	<u>Construction works are in progress.</u> ➤ 37.00 Acres of land handed over as left over 13 Acres is with Forest Deptt. ➤ Due to delay in getting approvals from VUDA / CRZ etc., the developer requested to extend the lease period for 7 years. ➤ The request of the developer for extension of lease period agreed by the EC Meeting held on 13-02-2009 ➤ The consultant has to furnish the draft agreements duly incorporating the extension of lease period.

3)	Rock Garden (Jalavihar) at Necklace Road, Hyderabad. Bholakpur (V) (Necklace Rd)	M/s. Hyderabad Entertainment and Amusement Developers Pvt. Ltd.	27.00	Sy.No.5/P 12.50 Acres	Rs. 75/- per sq. yd.	Lease / 33 years	GONo.220, dt.07.11.2000 Water sports, Indoor Sports, Food Courts, Parnasala, Rope Bridge, Convention Centre, Wood shelters, etc.,	29-08-2001	28-08-2004	Project Commenced in 2007 <ul style="list-style-type: none"> ➤ The implementation of House Committee recommendations are pending due to pendency of SLP Civil No.2905 – 2906 of 2005 filed by Dr. G. Haragopal & others. ➤ Show Cause Notice was issued for termination of newly added components as the developer is paying ADP only on the income of Gate fee instead of on gross receipts. ➤ The developer has submitted a letter giving offer to revise the ADP for 3% instead of 5%. ➤ The Hon'ble Minister (T) opined to obtain the Legal Opinion from the Advocate General and remarks from Chartered Accounts. ➤ Accordingly, the issues was referred to AG & CA. Reply awaited.
<u>2001</u>										
4)	Maya Bazar (Snow World) Proj. at Lower Tank Bund, Gaganmahal(V), Domalaguda, Hyderabad.	M/s. Ocean Park Multitech Limited	20.80	T.S.No.2, Block-D, Ward-9 2.02 Acres	Rs. 9,000/- per sq. yd.	Lease / 33 years	GONo.265, dt.27.11.2001 Snow Slides, Snow Skating, Snow Go-karting, Snow Playing & Digging, Snow Bathing Area, Snow Merry Go-round & Caves etc.	16-01-2002	15-04-2003 (15 months)	Commercial operations commenced from Jan' 2004 <ul style="list-style-type: none"> ➤ Show Cause Notice was issued for non payment of Lease Rentals and Additional Development Premium ➤ The request of the developer for deferment of lease rentals and ADP was placed before the EC and agreed for deferment of payment for a period of 2 years in four equal monthly installments. ➤ Accordingly, a memo was issued on the above and the developer has represented for one time settlement by waiver of penal interest. ➤ The developer has to pay an amount of Rs.395.15 Lakhs towards Lease rental and ADP along with interest. Default notice before termination was issued for recovery of dues. ➤ The developer represented for one time settlement, the same has to be placed before the EC.
5)	Beach Resort at Sagarnagar, Endada(V), Sagarnagar, Visakhapatnam.	M/s. Senora Beach Resorts Pvt. Ltd.	4.75	Sy.No.11 8/ 5 Acres	Rs. 41.00 per sq. yard	Lease / 33 years	GONo.67, dtd.04.04.2001 Club House, Cottages, Health Club, Sports, Amphi Theatre, Food Courts etc.	16-04-2001	15-04-2003	Project commissioned in Jan'2004 <ul style="list-style-type: none"> ➤ The developer requested for Additional components & allotment of additional land which is adjacent to their project. The same was rejected as the COD commenced and allotment of additional land does not arise.

6)	BeachResort–I, Bay Bengal of Tallapalem (V) at Manginapudi, Machilipatnam, Vijayawada.	M/s. Vijayasai Resorts (P) Limited	1.60	Un- surveyed block, Block-I 10 Acres	Rs. 31500/- per acre	Lease / 33 years	GONo.109, dt.08.05.2001 Children Park, Swimming Pool, Health Club, Res- taurant, 20 Rooms & Conference Hall etc.	18.02.2002	17-12-2002 (10 Months)	<u>Commercial Operations commenced in the year 2004</u> ➤ The developer has to pay an amount of Rs.4.20 Lakhs towards Lease rental and ADP. ➤ Notice was issued to the developer for non payment of lease rentals and ADP in time. Further action to be initiated.
<u>2002</u>										
7)	EXPOTEL Hotel at Lower Tank Bund, Hyderabad.	M/s. Hyderabad Trade Expo Centre (P) Ltd	7.50	T.S.No.2, Block-D, Ward-9 1.10 Acres	Rs. 9000/- per sq. yd.	Lease / 33 years	GONo.236, dt.19.12.2002 Recreation Centre, Food Courts, Plaza's, Multi-cuisine, Restaurant, Food Festivals, Entertainment Games etc.	24-05-2003	23-11-2004 (18 Months)	<u>The project commissioned in the year 2010</u> ➤ The developer has to pay Rs.325.64 Lakhs towards Lease rental and ADP. ➤ Preliminary Notice was issued before termination to the developer for nonpayment of lease rentals as per the agreement clauses. ➤ The request of the developer for deferment of lease rentals and ADP was placed before the EC and agreed for deferment of payment for a period of 2 years in four equal monthly installments. ➤ The developer failed to comply the same. ➤ Final termination was issued. ➤ Again the developer represented that they are ready to clear the Lease rentals only and requested for waiver of ADP and Penal interest subject to registration of documents. ➤ The issue to be placed before the ensuing EC.
8)	Three Star Hotel at Kavuri Hills, Shaikpet (V), Hyderabad.	M/s. Jublee Hill Resorts (P) Ltd. (Daspalla Hotel)	5.05	T.S.No.1, Ward No.9, Block-C, OSNo.403/P 1 Acre	Rs. 5500/- per sq. yd.	Lease / 33 years	GONo.22, dt.23.04.2005 Well Appointed Guest Rooms, A/c Banquet Halls, Health Centres, Swimming Pool and Convention Centre.	2005	2007	<u>Project commissioned in August, 2010.</u> ➤ Project commencement was delayed due to change of location; the original allotted site is under court litigation. ➤ The request of the developer for allotment of additional land which is adjacent to their project was placed before the EC held on 16.06.2011 and the EC agreed the same, the DPR sent to M/s APITCO for due diligence report. Basing on the report of the consultant, LoI was issued and the consent was given by the developer. The issue has to be placed before the EC for award of the project.

2003										
9)	Health Resort Project at Sagar Nagar, Endada, Visakhapatnam	M/s. Dream Medi Health Resort Pvt Ltd	1.87	Sy.No. 118/2 (P) 3 Acres	Rs. 6.90 Lakhs per acre	Lease / 15 years	GONo.64, dtd.27.05.2003 Spa Services, Fitness & Outdoor Sports, Medical & Behavioral Services & consultations, Nutrition consultants etc.	07-11-2003	06-11-2004	Works are under progress: ➤ Project commencement was delayed due to tenure of lease is only 15 years as the bankers refused to finance. ➤ The request of the developer for extension of lease period from 15 years to 33 years was placed before the Empowered Committee. ➤ Empowered Committee agreed for extension of lease period from 15 years to 33 years. Revised Agreements signed and registered. ➤ Preliminary notice was issued for non-commencement of the project. ➤ Reply submitted by the developer. Further action to be initiated.
10)	Wayside Amenities at Sagar Nagar, Endada (V), Visakhapatnam.	M/s. Moon Land Hotels (P) Ltd.	2.50	Sy.No.10 5/P 3 Acres	Rs312500/- per acre	Lease / 15 years	GONo.84, dtd.24.06.2003 Accommodation, Dormitories, Fast Food Restaurant, Filling Stations, Indoor Sports Complex, Land-scaping etc.	15-03-2004	14-09-2004	Works are under progress: ➤ The commencement of the project was delayed due to getting permissions from the CRZ authorities.
2005										
11)	SPA / Hotel, Training Centre in Beauty Care and Hospitality Management at Nanakramguda Village, Serilingampally Mandal, R.R. District.	M/s IHHR (Andhra) (P) Ltd, New Delhi (ISTA Hotels)	100.00	Sy.No.115, 14.93 Acs	Rs. 1295000/- per acre	Joint Venture	GONo.35, dtd.10.08.2005 Five Star Hotel Rooms, Large SPA of International Standard, SPA Institute during Phase-I Service Apts (100 Nos) during Phase-II.	16-08-2005	15-082008	Project commenced in the year 2007. ➤ The developer requested to buy back the 26% of Government shares for which the Government rejected. ➤ This department advised the developer to come with revised proposal under PPP Mode and to pay the Lease Rentals as per the Tourism Policy. ➤ No response from the developer and the file was referred to the Law Department for their remarks to initiate further action. ➤ The Law Deptt., suggested to file a Civil Suit against the developer for cancellation of JV Agreement, if any violations noticed in the JV Agreement. ➤ The APIIC is insisting to transfer of shares or to pay the value of the land handed over to this department for taking up the project and also requested to nominate the MD, APIIC as director in IHHR. ➤ After obtaining the opinion of the Law Deptt., the file was circulated to the Finance Deptt. In turn, the Finance Deptt., has requested for certain clarifications, the same were clarified.

										<ul style="list-style-type: none"> ➤ After receipt of the file from Finance Deptt., further action to be initiated. ➤ The land belongs to APIIC and they are requesting for payment of land value or transfer of project.
2009										
12)	Heritage Hotel (RITZ) Project at Adarshnagar, Hyderabad.	M/s. Varsha Hill Fort Private Limited	260.00	Municipal No.5-9-28 at Adarsh-nagar, Hyderabad. 6.50 Acs	Rs32000/- per sq.yd.	Lease / 33 years	G.O.Ms.No.17, dt:26-6-2009	---	---	<ul style="list-style-type: none"> ➤ EC in its meeting held on 13-02-2009 has approved for repositioning of Five Star Heritage Hotel. ➤ G.O. was issued indicating that the Lease rental, ADP along with UDF shall remit to the YAT&C. ➤ Concluding of Agreements are pending due to change in shareholding pattern and Arbitration cases. Developer furnished the details on 23-07-2012 and the same were forwarded to Consultant (PMU) in turn the Consultant (PMU) has given final draft. The developer has to submit their consent.
2010										
13)	Recreation and Amusement Park at Rushikonda, Visakhapatnam.	M/s. City of Destiny	6.00	Sy. No. 62/1 of Rushikonda (V), Visakhapatnam Rural (M), Visakhapatnam District, 3.00 Acs	Rs.48.30 Lakhs per acre	Lease / 33 years	<u>GO.MS.No.43 dt.15-04-2003</u> Issued in the year 2003. Land not yet handed over to the developer. As 1.00 Ac land submerged under Sea and left over land allotted to Coast Guard by the Collector, Vsp. Alternative land identified in Sy. No. 62/1 to an extent of 3Ac at Rushikonda (V) has been taken possession in the month of Mar' 2008.	---	---	<p>Agreements signed and Registration was concluded during May, 2012:</p> <ul style="list-style-type: none"> ➤ Possession of the land was handed over to the developer, after obtaining the necessary permissions from the concerned; the developer will commence the works.
14)	Hospitality Complex, Visakhapatnam District.	M/s.KEI Rajamahendri Resorts	50.00	S.No.112, Sheelanagar Tungalam-V Gajuwaka-M Visakhapatnam Dist. 3.22 Acs	Rs.3500/- per sq.yd.	Lease / 33 years	GONo.72, dt.28.09.2010 Hospitality Complex with a (3) Star Hotel with minimum 100 rooms, a budget hotel with minimum 100 rooms world class convention center and exhibition center.	---	---	<ul style="list-style-type: none"> ➤ Agreements were concluded and the possession of the land was handed over in the month of June, 2012, the developer has to commence the works..

STATEMENT SHOWING THE PROJECT WISE DETAILS OF D.C.B. FROM INCEPTION OF THE SCHEME UPTO 31.10.2012						
SL.No.	Name of the Project & Investor		Details of Receipts	Demand	Collection	Balance
				Rs.in lakhs	Rs.in lakhs	Rs.in lakhs
1	Imax theatre at Necaklace Road, Hyderabad Media Corporation Limited	M/s. Prasad	Lease Rent	733.71	733.71	0
			ADP	3467.50	3467.50	0
			Total	4201.21	4201.21	0.00
2	Bay Park at Rushikonda, Visakhapatnam American Hotels & Resorts (P) Limited	M/s. Indo	Lease Rent	31.43	29.51	1.92
			ADP	66.88	50.55	16.33
			Total	98.31	80.06	18.25
3	Jalavihar at Necklace Road, Hyderabad Jalavihar Entertainment Pvt. Ltd.,	M/s.	Lease Rent	403.08	316.69	86.39
			ADP	4.48	4.35	0.13
			Total	407.56	321.04	86.52
4	Snow World at Lower Tank Bund, Hyderabad Park Multi-Tech Limited, Hyderabad	M/s. Ocean	Lease Rent	777.74	515.62	262.12
			ADP	152.12	5.00	147.12
			Total	929.86	520.62	409.24
5	Beach Resorts at Sagar Nagar, Visakhapatnam Resorts (P) Limited	M/s.Senora Beach	Lease Rent	8.98	7.33	1.65
			ADP	9.34	4.84	4.50
			Total	18.32	12.17	6.15
6	Beach Resorts-I at Manginapudi, Machilipatnam Sai Beach Resorts (P) Ltd., Machilipatnam (preliminary notice issued for termination)	M/s. Vijaya	Lease Rent	3.37	1.90	1.47
			ADP	3.13	0	3.13
			Total	6.50	1.90	4.60
7	Food Courts (EXPOTEL) at Lower Tank bund, Hyderabad M/s. Hyderabad Trade Expo Centre (P) Limited		Lease Rent	401.99	116.36	285.63
			ADP	141.28	0	141.28
			Total	543.27	116.36	426.91
8	Three Star Hotel (Daspalla) at Kavuri Hills M/s. Jubilee Hills Resorts (P) Limited, Hyderabad		Lease Rent	119.31	115.99	3.32
			ADP	12.86	4.38	8.48
			Total	132.17	120.37	11.80

9	Health Resort at Sagar Nagar, Visakhapatnam M/s. Dream Health Resorts Pvt. Ltd., VSP(termination notice issued)	Lease Rent		12.66	12.27	0.39
		ADP		23.37	20.59	2.78
		Total		36.03	32.86	3.17
10	Wayside Amenities at Sagar Nagar, (Moonlands), VSP. M/s. Moonland Hotels (P) Limited	Lease Rent		5.99	5.93	0.06
		ADP		19.72	14.60	5.12
		Total		25.71	20.53	5.18
11	SPA / Hotel, Training Centre in Beauty Care and Hospitality Management at Nankaramguda, Hyd. M/s. IHHR Hospitality Pvt. Ltd.,	Joint Venture Project				
12	City of Destiny (advance lease rental)	Advance Lease rent	3.62	3.62	0	
13	KEI Rajamahendri (avance lease rent)	Advance Lease rent	13.66	13.66	0	
14	Ritz Hotel	Lease Rents and ADP goes to APTDC				
			6416.22	5444.40	971.82	

ABSTRACT					
		Total Demand	Total Collection	Total Balance	
		Rs.in Lakhs	Rs.in Lakhs	Rs.in Lakhs	
	Lease Rent	2515.54	1872.59	642.95	
	Additional Development Premium (ADP)	3900.68	3571.81	328.87	
	Upfront Development Fee(UDF)	897.48	897.48	0	
	Grand Total	7313.7	6341.88	971.82	

//FORWARDED :: BY ORDER//

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